



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 26, 2017
AGENDA DATE: February 1, 2017
PROJECT ADDRESS: 241 Palisades (MST2016-00455)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 6,534 square foot project site is currently developed with a 1,616 square foot single-family residence, an attached 484 square foot two car garage and an attached 260 square feet workshop. The proposed project includes permitting the "as-built" covered entrance over the front entry porch and the front window added to the workshop. The project will address violations identified in a Zoning Information Report (ZIR2016-00145).

The discretionary applications required for this project is a Front Setback Modification to allow alterations within the required 20 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Teri Malinowski	Property Owner: Deanna Serra
Parcel Number: 041-326-004	Lot Area: 6,534 sq. ft.
General Plan: Low Density Residential (Max 5 du/acre)	Zoning: E-3/SD-3
Existing Use: Single Family Residence	Topography: 3 % slope

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The Modification to allow the as-built front wall and window opening in the workshop and the front covered entry to encroach into the front setback is appropriate because the alterations improve the function and aesthetics of the existing nonconforming residence, and the changes do not adversely impact the adjacent neighbors or the visual openness from the street.

Said approval is subject to a condition that the violations identified in ZIR2016-00145 for the unpermitted conversion of the workshop to a separate unit, conversion of a portion of the garage to a workshop/storage area and the addition of the laundry hookups in the garage shall be either removed or permitted as part of the building permit required for the new window and wall at the front of the workshop and the new front entrance cover.

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 26, 2016

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A



Teri Malinowski Project Management

August 26, 2016

Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
Planning Division
PO Box 1990
City of Santa Barbara, CA 93102-1990

RECEIVED
SEP 30 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Proposed Modifications for As-Built Improvements
241 Palisades Drive
APN #041-326-004, Zone E-3/SD-3
ZIR 2016-00145
ENF 2016-00988

Dear Ms. Reardon,

I am pleased to represent Ms. Deanna Serra, the new owner of the property at 241 Palisades Drive. The existing house is a 1,616 square foot, two-story, single-family residence with a two-car garage and a legal, 260 square foot, non-habitable workshop with a full bathroom. The house is nonconforming as to front yard setback because it was originally built in 1955. All the buildings have building permits according to the City Building files.

The Zoning Impact Report, ZIR16-00145, completed in conjunction with Ms. Serra's recent purchase, identified several zoning and building violations. Two violations will be resolved under a demolition permit—to clear obstructions in the two-car garage and to remove the unpermitted sink and countertop in the workshop. The hedge near the driveway will be trimmed to meet zoning requirements

For the remaining two violations, I am requesting modifications. Both requested modifications are related to as-built improvements:

1. A window in the front yard setback that replaced the garage door of the original non-conforming garage. The window is 4' x 4'.

EXHIBIT B

August 26, 2016
241 Palisades Drive

2. A covered entrance over the nonconforming landing at the front door, both of which are located within the front yard setback. The cover measures 4' x 3'9" and will encroach 7'9" into the required front yard setback.

I believe that the improvements requested are consistent with the purpose and intent of the applicable Zoning Ordinance, Section 28.92.110.A.2 findings required for your approval as follows:

1. A memo in the file, dated March 26, 2001, states that the existing workshop with a full bathroom, is permitted. I have attached this memo. This workshop was the original garage. The replacement of the garage door with a window provides an appropriate improvement for use of the room as a workshop.
2. A covered porch is an appropriate improvement for comfort and convenience and prevent unreasonable hardship for entry and exit during inclement conditions.

Photos are attached.

Following your action on the modifications requested, I will submit for an as-built permit, as applicable. Please let me know if you have any questions.

Thank you very much,



Teri Malinowski
Project Manager

cc: Deanna Serra

